



INDUSTRIAL FOR LEASE

Commerce Square Business Park

1st Avenue South
Irondale, Alabama 35210



AVAILABLE	1,950 – 14,580 sf
LOADING	Rear loading Dock-high & Drive-in
CEILING HEIGHT	12' – 24'

BUILDING FEATURES

- Outstanding office/warehouse space in strategic location
- Close proximity to I-20 and I-459
- Competitive rental rates



FOR MORE INFORMATION, PLEASE CONTACT:

Brad Moffatt

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Stuart Brock

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EGS COMMERCIAL REAL ESTATE, INC.

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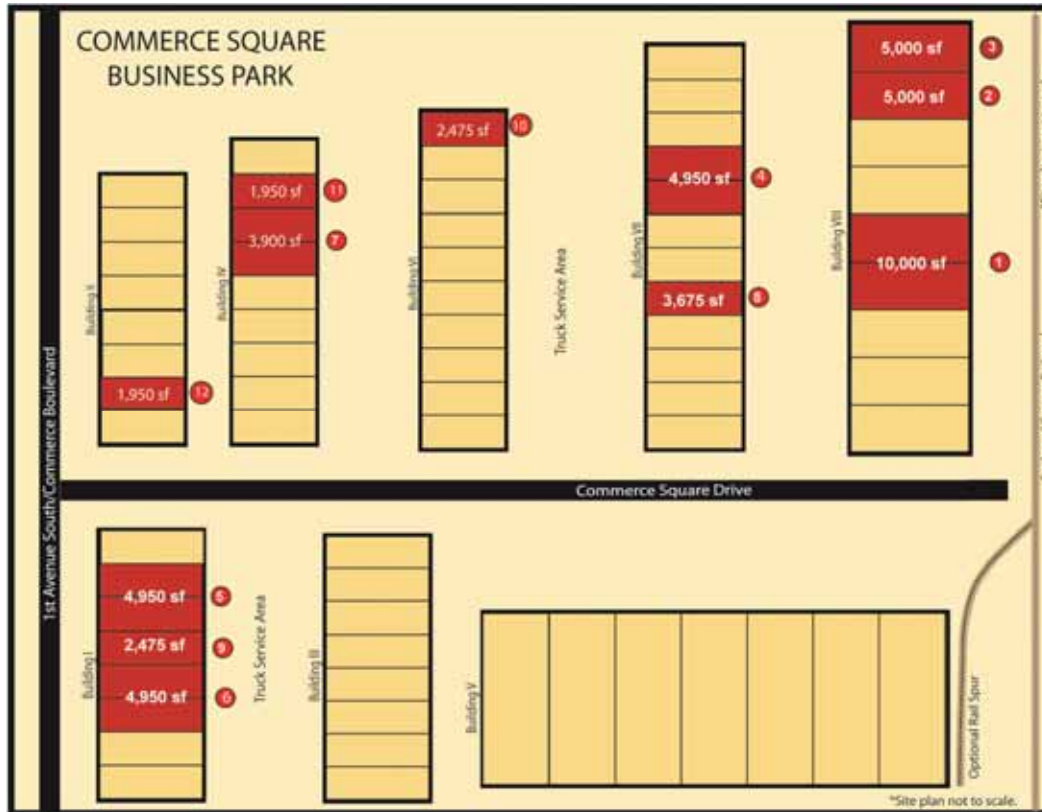




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#	TOTAL SF	BUILDING	FINISHED SF	LOADING	RATE PSF
1	10,000	VIII	1,500	(3) Dock-high	\$5.50
2	5,000	VII	2,500	(1) Dock-high (1) Drive-in	\$6.25
3	5,000	VII	2,400	(2) Dock-high (1) Drive-in	\$6.25
4	4,950	VII	0	(2) Dock-high	\$3.50
5	4,950	I	2,900	(2) Dock-high	\$6.50
6	4,950	I	600	(1) Dock-high (1) Drive-in	\$5.50
7	3,900	IV	800	(2) Drive-in	\$5.50
8	3,675	VII	0	(2) Dock-high	\$3.50
9	2,475	I	1,100	(1) Dock-high	\$6.00
10	2,475	VI	1,500	(1) Dock-high (1) Drive-in	\$6.00
11	1,950	IV	900	(1) Drive-in	\$6.00
12	1,950	II	1,950	(1) Drive-in	\$6.50

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